

Eviction Prevention

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Community Development



Introduction

- City is not a direct homeless services provider.
- City staff coordinate planning and funding targeted to issues of homelessness.
- City collaborates with local services providers to implement evidence-based efforts to achieve community objectives.
- **Prevention** is a key part of overall strategy to address homelessness.

Homelessness Prevention

- Homelessness is expensive!
- Federal and local objective is to decrease the number of people who become homeless.
- Prevention of homelessness keeps existing problems in a household from escalating and reduces demand for costly public and private assistance.
- Evictions and tenant turnover are also costly for landlords!
- New federal funding specific to COVID-19 provides a new collaborative opportunity to achieve mutually beneficial objectives.

Overview

- CARES Act funding
 - Intended to support people with income loss due to COVID-19
 - In our community, also using it to support people with increased vulnerability to complications from COVID-19, due to underlying health conditions as defined by the CDC
- Major focus on duplication of benefits
 - Intended to be a last resort for people with no other options
 - Requirement to exhaust other resources first (e.g. insurance, payment plans)
- Serving a limited number of households; goal is to serve most vulnerable

Overview

- Funneled through existing HUD mechanisms
 - CDBG-CV
 - Round One: \$615,934
 - \$200,000 to Homeward Bound
 - \$199,500 to Pisgah Legal Services
 - Round Two: managed by the State
 - Round Three: \$889,456
 - ESG-CV
 - Round One: \$280,000 to Homeward Bound
 - Round Two: anticipate \$800K total

CDBG-CV

- Funds eligible within City of Asheville limits
- Targeting low-income households
 - 80% AMI at Pisgah Legal Services
 - 50% AMI at Homeward Bound
- All units have to be within HUD-defined Fair Market Rent, which includes utility costs, and are currently:
 - Efficiency: \$1,039
 - 1 bedroom: \$1,045
 - 2 bedroom: \$1,255
 - 3 bedroom: \$1,717

CDBG-CV

- Up to 6 months of rental assistance
 - Can include arrears + current/future rent
 - Can include utility payments (excluding water)
 - Must be consecutive/within a 6-month period
- No individual month can exceed FMR
- Landlord and tenant both sign affidavit confirming no duplication of benefits
- Payment must be requested by tenant and is made directly to landlord on behalf of tenant

CDBG-CV Partners

Pisgah Legal Services: (828) 253-0406

- People at risk of eviction
- 80% AMI or below

Homeward Bound: (828) 772-7497

- People at risk of eviction *and homelessness*
- Prior experience of homelessness in past 7 years
- 50% AMI or below
- Includes case management

Other Resources

- Eblen Charities: (828) 255-3066
- Catholic Charities: (828) 255-0146
- ABCCM Crisis Ministry: (828) 259-5300
- Homeward Bound - Homelessness Prevention: (828) 772-7497
- 211

Questions?

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